

\$380,000.00

BK: 2024 PG: 837
Recorded: 4/22/2024 at 2:29:45.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$607.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

Taxpayer Information: Levi Walker and Morgan Walker, 2662 Norwood Ave, Peru, IA 50222

Return Document To: Levi Walker, 2662 Norwood Ave, Peru, IA 50222

Grantors: George Eaton and JoEllen Eaton

Grantees: Levi Walker and Morgan Walker

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

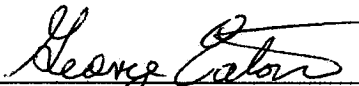
For the consideration of Three Hundred Eighty Thousand Dollar(s) and other valuable consideration, George Eaton and JoEllen Eaton, husband and wife, do hereby Convey to Levi Walker and Morgan Walker, husband and wife, the following described real estate in Madison County, Iowa:

The Northwest Quarter (¼) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4/19/2024


George Eaton, Grantor


JoEllen Eaton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/19/24 by
George Eaton.



[Handwritten Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/19/24 by
JoEllen Eaton.



[Handwritten Signature]
Signature of Notary Public